



New Jersey Meadowlands Commission
One DeKorte Park Plaza • Lyndhurst, New Jersey 07071
Administrative Offices: (201) 460-1700 • Fax: (201) 372-0161

**INFORMATION REGARDING LIMITED
MORATORIUM ON DEVELOPMENT APPLICATIONS**

To all Applicants:

Please be advised that, effective January 8, 2004, a limited moratorium on development applications submitted after that date shall be in effect until February 17, 2004, at which time it is anticipated the new NJMC zoning regulations will be effective. The limited moratorium is imposed on applications for: new construction; additions to existing buildings; major and minor subdivisions; site improvements and zoning certificates related to a change in use. The following exceptions to the moratorium apply:

1. All applications received on or prior to January 8, 2004 and deemed administratively complete by the NJMC on or before that date will continue to be processed under the current zoning regulations. However, if an applicant wishes that a pending application, submitted on or prior to January 8, 2004, be processed under the new regulations, they may do so by submitting a written request to the Chief Engineer. Approvals for said application shall not be issued until the new regulations are effective.
2. All applications for development in redevelopment areas shall continue to be accepted and reviewed under the requirements of the applicable redevelopment plan. However, the review of design requirements and other sections that refer to a specific regulation in N.J.A.C. 19:3 through 19:5 of the regulations shall not be processed until the effective date.
3. All applications for Continued Occupancy Certification shall be accepted and processed. No alterations related to a change in use shall be accepted until the effective date of the regulations except for alterations involving life safety issues as regulated by the Uniform Construction Code.
4. All applications for new identification signs for new occupants (in conjunction with a Continued Occupancy Certification application) that do not exceed the square footage of existing signs shall be accepted.
5. In cases in which there is unnecessary hardship in carrying out the literal provisions of this moratorium, the Chief Engineer may grant waivers from such provisions. All requests for waivers shall be made in writing. The Chief Engineer may authorize such waivers to promote the public health, safety, and welfare. In granting waivers, the Chief Engineer may impose such conditions, safeguards and restrictions as deemed necessary.

Should you have any questions, please call the Zoning Officer of the Day at (201) 460-1700.